



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved PLAN COMMISSION

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Monday, August 25, 2014

5:30 PM

210 Martin Luther King, Jr. Blvd.
Room 201 (City-County Building)

CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:35 p.m.

Present: 10 - Steve King; Ledell Zellers; Scott J. Resnick; Ken Opín; Eric W. Sundquist; Melissa M. Berger; Michael W. Rewey; Bradley A. Cantrell; Tonya L. Hamilton-Nisbet and Maurice C. Sheppard

Excused: 1 - Michael G. Heifetz

Opín was chair for this meeting.

Ald. Resnick arrived at 6:40 p.m. prior to the beginning of the public hearing for Items 3 and 4.

Staff present: Steve Cover, Secretary; Katherine Cornwell and Tim Parks, Planning Division, and; Matt Tucker, Zoning Administrator

PUBLIC COMMENT

There were no registrants for public comment.

COMMUNICATIONS, DISCLOSURES AND RECUSALS

Berger disclosed that she lived near the subject property for Item 14 but that it would not affect her ability to participate on that matter.

MINUTES OF THE AUGUST 11, 2014 MEETING

A motion was made by Rewey, seconded by Cantrell, to Approve the Minutes. The motion passed by voice vote/other.

SCHEDULE OF MEETINGS

Regular Meetings: September 22 and October 6, 27, 2014

Special Meetings to discuss Zoning Code revisions: September 4, 2014 (Room LL-110, Madison Municipal Building); September 30, 2014 (Room 260, Madison Municipal Building). Both sessions will begin at 5:00 p.m. and last approximately 2 hours each.

NEW BUSINESS

1. [35262](#) Approving the Declaration of Covenants, Conditions and Restrictions for the University Research Park--Pioneer and University Research Park--Pioneer First Addition subdivisions.

The Plan Commission approved the covenants, conditions and restrictions for the University Research Park-Pioneer subdivisions by voice vote/ other subject to a condition that Planning Division staff and the University Research Park work together on the final form of the document prior to its recording.

A motion was made by Cantrell, seconded by King, to Approve. The motion passed by voice vote/other.

Registered in support of the proposed covenants, conditions and restrictions were Greg Hyer and Quin Purkey, University Research Parks of Charmany Drive.

PUBLIC HEARING-6:00 p.m.

Note: Public Hearing items may be called at any time after the beginning of the public hearing. Those wishing to speak on an item must fill out a registration slip and give it to the Secretary. The Plan Commission uses a consent agenda, which means that the Commission can consider any item at 6:00 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.

Zoning Map Amendments & Related Requests

- 2. [35008](#) Creating Section 28.022 - 00144 of the Madison General Ordinances to change the zoning of property generally addressed as 2504 Winnebago Street, 6th Aldermanic District, from PD(GDP) (Planned Development (General Development Plan) District to PD(SIP) (Planned Development (Specific Implementation Plan) District to construct a 60,000 square-foot medical clinic at Union Corners.

On a motion by Ald. Zellers, seconded by Sundquist, the Plan Commission referred the planned development to the September 22, 2014 Plan Commission meeting and October 7, 2014 Common Council meeting pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/ other.

A motion was made by Zellers, seconded by Sundquist, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by September 22, 2014. The motion passed by voice vote/other.

There were no registrants on this matter.

- 3. [35009](#) Creating Section 28.022 - 00142 and Section 28.022 - 00143 of the Madison General Ordinances to change the zoning of property generally addressed as 740 Jenifer Street, 6th Aldermanic District, from TR-V1 (Traditional Residential - Varied 1) District to PD(GDP)SIP (Planned Development (General Development Plan) Specific Implementation Plan) District to construct a new 12-unit apartment building following division of the property by Certified Survey Map.

On a motion Rewey, seconded by Ald. Zellers, the Plan Commission recommended approval of the proposed planned development (ID 35009) and Certified Survey Map (ID 34909) subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That conditions #8 and 33 of the August 15 staff report be revised to require a 2-foot public sidewalk easement along Williamson Street for this project.
- That the applicant prepare a maintenance plan for the living wall on the northerly, front facade of the new building on Williamson Street.
- That the applicant provide a guarantee that the residence at 740 Jenifer Street will be renovated as part of this project.

The motion to recommend approval passed by voice vote/ other.

A motion was made by Rewey, seconded by Zellers, to RECOMMEND TO COUNCIL TO ADOPT WITH CONDITIONS - PUBLIC HEARING. The motion passed by voice vote/other.

- 4. [34909](#) Approving a Certified Survey Map of property owned by Renaissance

Property Group, LLC located at 740 Jenifer Street; 6th Ald. Dist.

On a motion Rewey, seconded by Ald. Zellers, the Plan Commission recommended approval of the proposed planned development (ID 35009) and Certified Survey Map (ID 34909) subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That conditions #8 and 33 of the August 15 staff report be revised to require a 2-foot public sidewalk easement along Williamson Street for this project.
- That the applicant prepare a maintenance plan for the living wall on the northerly, front facade of the new building on Williamson Street.
- That the applicant provide a guarantee that the residence at 740 Jenifer Street will be renovated as part of this project.

The motion to recommend approval passed by voice vote/ other.

A motion was made by Rewey, seconded by Zellers, to RECOMMEND TO COUNCIL TO ADOPT UNDER SUSPENSION OF RULES 2.04, 2.05, 2.24, & 2.25 - REPORT OF OFFICER. The motion passed by voice vote/other.

Speaking in support of Items 3 and 4, which were considered together, were the applicant, Michael Matty, Renaissance Property Group of Fordem Avenue, and Chris Oddo of Elizabeth Street, representing the applicant.

Ald. Marsha Rummel, District 6, was also present and participated in the discussion of these items.

5. [35010](#)

SUBSTITUTE Creating Section 28.022 - 00140 and Section 28.022 - 00141 of the Madison General Ordinances to change the zoning of property generally addressed as 202 East Washington Avenue, 2nd Aldermanic District, from DC (Downtown Core) District and 15 North Webster Street, 2nd Aldermanic District, DR1 (Downtown Residential 1) District to PD(GDP-SIP) (Planned Development (General Development Plan- Specific Implementation Plan) District to demolish an auto repair facility and a four-unit apartment to allow construction of a 164 room hotel.

On a motion by Ald. Zellers, seconded by Sundquist, the Plan Commission referred the planned development (ID 35010) and demolition permit (ID 34641) to the September 22, 2014 Plan Commission meeting and the October 7, 2014 Common Council meeting pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/ other.

A motion was made by Zellers, seconded by Sundquist, to RECOMMEND TO COUNCIL TO RE-REFER - PUBLIC HEARING to the PLAN COMMISSION and should be returned by September 22, 2014. The motion passed by voice vote/other.

6. [34641](#)

Consideration of a demolition permit to allow demolition of an auto repair facility and four-unit dwelling to allow construction of 164-room hotel at 202 E. Washington Avenue and 15 N. Webster Street; 2nd Ald. Dist.

On a motion by Ald. Zellers, seconded by Sundquist, the Plan Commission referred the planned development (ID 35010) and demolition permit (ID 34641) to the September 22, 2014 Plan Commission meeting and the October 7, 2014 Common Council meeting pending a recommendation by the Urban Design Commission. The motion to refer passed by voice vote/ other.

A motion was made by Zellers, seconded by Sundquist, to Refer to the PLAN COMMISSION and should be returned by September 22, 2014. The motion passed by voice vote/other.

There were no registrants on Items 5 and 6.

Zoning Text Amendments

- 7. [34792](#) Amending Sections 28.211, 28.061, 28.072 and 28.141 of the Madison General Ordinances to remove Secondhand Good Sales from the Definitions and use tables in the zoning code.

On a motion by Ald. Zellers, seconded by Sundquist, the Plan Commission recommended approval of the zoning text amendment by voice vote/ other.

A motion was made by Zellers, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.
- 8. [35030](#) Amending various sections of Chapter 28 of the Madison General Ordinances to update the Chapter 28 floodplain maps in order to remain eligible for the national flood insurance program.

On a motion by Ald. Zellers, seconded by Sundquist, the Plan Commission recommended approval of the zoning text amendment by voice vote/ other.

A motion was made by Zellers, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.
- 9. [35039](#) Amending Section 28.072 of the Madison General Ordinances to add “Temporary outdoor events” as a permitted use in Urban Mixed-Use and Downtown Core Districts and “Non-accessory temporary outdoor events” as a conditional use in Urban Mixed-Use and Downtown Core Districts.

On a motion by Ald. Zellers, seconded by Sundquist, the Plan Commission recommended approval of a proposed substitute ordinance by voice vote/ other.

This Ordinance was RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING
- 10. [35040](#) Amending Section 28.065(3), repealing Section 28.065(3)(b), renumbering Sections 28.065(3)(c) and (d) to Sections 28.065(3)(b) and (c), and creating Section 28.140(1)(e) of the Madison General Ordinances to allow purely residential buildings in the TSS District.

On a motion by Ald. Zellers, seconded by Sundquist, the Plan Commission recommended approval of the zoning text amendment by voice vote/ other.

A motion was made by Zellers, seconded by Sundquist, to RECOMMEND TO COUNCIL TO ADOPT - PUBLIC HEARING. The motion passed by voice vote/other.

There were no registrants on Items 7-10.

Conditional Use & Demolition Permits

- 11. [33909](#) Consideration of a demolition permit and conditional use to allow an office building to be demolished and a mixed-use building containing 1,300 square feet of commercial space and 30 apartment units to be constructed at 330 E. Wilson Street; 6th Ald. Dist.

The Plan Commission referred this matter to a future meeting at the request of the applicant.

A motion was made by Zellers, seconded by Sundquist, to Refer to the PLAN COMMISSION. The motion passed by voice vote/other.

There were no registrants on this matter.

- 12. [34480](#) Consideration of a demolition permit to allow a two-family residence to be demolished and a two-family residence to be constructed at 827 E. Gorham Street; 2nd Ald. Dist.

On a motion by Ald. Zellers, seconded by Sundquist, the Plan Commission found that the standards were met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

A motion was made by Zellers, seconded by Sundquist, to Approve. The motion passed by voice vote/other.

There were no registrants on this matter.

- 13. [34912](#) Consideration of a conditional use to allow a bed and breakfast at 2110 Linden Avenue; 6th Ald. Dist.

On a motion by Ald. Zellers, seconded by Sundquist, the Plan Commission found that the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

A motion was made by Zellers, seconded by Sundquist, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions were: Beth Skogen of Linden Avenue, the applicant; Judy Skogen of Waucheeta Trail, and; Carly Diebler of Rusk Street.

- 14. [34913](#) Consideration of a demolition permit and conditional use to demolish a single-family residence at 315 S. Mills Street to allow construction of an addition to a single-family residence at 1030 Vilas Avenue containing an accessory dwelling unit; 13th Ald. Dist.

On a motion by Ald. Zellers, seconded by Sundquist, the Plan Commission found that the standards were met and approved the demolition permit and conditional use subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

A motion was made by Zellers, seconded by Sundquist, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions were the applicants, Karen & Rodney Stevenson of Vilas Avenue.

- 15. [34916](#) Consideration of a conditional use alteration for a planned multi-use site to allow parking lot improvements at 1109-1113 N. Sherman Avenue; 12th Ald. Dist.

On a motion by Ald. Zellers, seconded by Sundquist, the Plan Commission found that the standards were met and approved the conditional use alteration subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

A motion was made by Zellers, seconded by Sundquist, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions were Maggie Mackey, Joha Roth Venture of N. Sherman Avenue, the applicant, and Chris Adams, Williamson Surveying & Associates, LLC of W. Main Street, Waunakee, representing the applicant.

- 16. [34917](#) Consideration of a conditional use for an outdoor eating area for a restaurant/ tavern at 2535 University Avenue; 5th Ald. Dist.

On a motion by Berger, seconded by Ald. King, the Plan Commission found that the standards were met and approved the conditional use subject to the comments and conditions contained in the Plan Commission materials and the following conditions:

- That the hours of operation for the outdoor eating area will cease at 9:00 PM Sunday through Wednesday and 10:00 PM Thursday through Saturday. The Director of the Planning Division may

consider a minor alteration to the conditional use in the future to modify the hours of operation for the outdoor eating area following a recommendation by the district alder.

- That the applicant install sound mitigation materials and techniques in the outdoor eating area to reduce noise levels on the patio.

The motion to approve the conditional use passed by voice vote/ other.

An earlier motion by Ald. Zellers, seconded by Sundquist, to approve the conditional use on the consent agenda subject to the comments and conditions contained in the Plan Commission materials and the above condition regarding hours of operation passed by voice vote/ other. However, on a motion by Ald. King, seconded by Hamilton-Nisbet, the Plan Commission moved to reconsider the matter to allow a late-arriving registrant to address the Commission.

A motion was made by King, seconded by Berger, to Approve. The motion passed by voice vote/other.

Speaking neither in support nor opposition to the request was Nate Schneider of Kendall Avenue.

Registered in support of the request and available to answer questions were the applicants, Tom Schmock of Mohican Pass and Larry Schmock of W. Clayton Road, Fitchburg, both representing the Blue Moon Bar & Grill, and Jim Vincent of S. Midvale Boulevard, representing the applicants.

Ald. Shiva Bidar-Sielaff, District 5, was also present and participated in the discussion of this item.

17. [35100](#)

Consideration of a demolition permit to allow a place of worship to be demolished to accommodate the future construction of a police station at 4018 Mineral Point Road; 11th Ald. Dist.

On a motion by Ald. Zellers, seconded by Sundquist, the Plan Commission found that the standards were met and approved the demolition permit subject to the comments and conditions contained in the Plan Commission materials by voice vote/ other.

A motion was made by Zellers, seconded by Sundquist, to Approve. The motion passed by voice vote/other.

Registered in support of the request and available to answer questions was the applicant, Captain Jay Lengfeld of the Madison Police Department.

BUSINESS BY MEMBERS

Hamilton-Nisbet inquired about the status of the Civil War-era house at 502 W. Main Street that was discussed by the Plan Commission in July. Staff informed the Commission that a preliminary agreement to relocate the house had been reached between the owner and another development group and that it appeared that the building would be saved.

SECRETARY'S REPORT

Tim Parks noted the correspondence from the City Attorney's Office regarding the role of social media in matters before the Plan Commission and summarized the upcoming matters.

- Message from the City Attorney's Office on the role and use of social media devices in matters before the Plan Commission

- Upcoming Matters - September 22, 2014

- 1206 Northport Drive - Demolition Permit - Demolish dormitory to create additional open space at Lake View Hill Park
- 1109 Morraine View Drive - Conditional Use - Allow for home daycare facility
- 601 Langdon Street - PD Alteration - Construct additions to hotel to create top floor restaurant and rooftop terrace
- 4198 Nakoosa Trail - Demolition Permit and Conditional Use - Demolish street-facing façade of large retail establishment to allow construction of an addition and approve outdoor sales and display areas
- 115 S. Hamilton Street and 25 W. Main Street - DC to PD and - Demolition Permit - Construct addition to existing office building at 25 W. Main Street, demolish parking ramp at 115 S. Carroll Street to construct mixed-use building with 7,500 square feet of commercial space, 96 apartments and 550 underground parking stalls
- 1902-1910 W. Beltline Highway - Extraterritorial Certified Survey Map - Create 2 lots in the Town of

Madison

- 633 N. Henry Street - PD Alteration - Add exterior lighting to north and west facades of new apartment building
- 9306-9414 Silicon Prairie Parkway - Conditional Use Alteration - Consider site and façade changes to approved apartment development (residential building complex)
- 5234 Harbor Court - Demolition Permit - Demolish single-family residence to create open space for an adjacent residence under the same ownership
- 816 Christianson Avenue - Demolition Permit - Demolish fire-damaged single-family residence with no proposed use
- 10202 Rustling Birch Road - Conditional Use - Construct 100-unit apartment building

- Upcoming Matters - October 6, 2014

- 101 S. Mills Street - Demolition Permit and TR-V1 to TR-U2 - Demolish single-family residence to construct six-unit apartment building
- 3620 Marsh Road - Conditional Use - Allow recycling center (in Urban Design Dist. 1)

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

A motion was made by King, seconded by Rewey, to Adjourn at 8:20 p.m. The motion passed by voice vote/other.